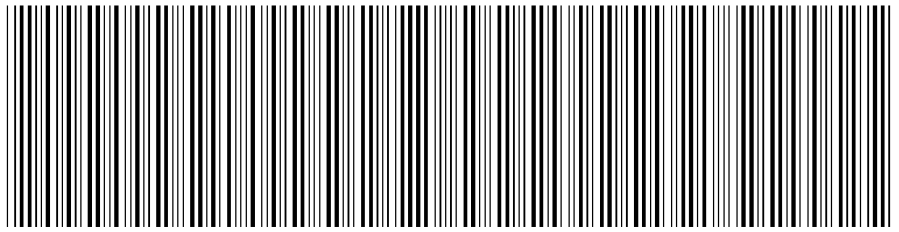


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.


2020052000730001001E7084
RECORDING AND ENDORSEMENT COVER PAGE
PAGE 1 OF 5
Document ID: 2020052000730001
Document Date: 05-19-2020
Preparation Date: 05-20-2020
Document Type: DEED
Document Page Count: 3
PRESENTER:

ADAR LAND & TREE ABSTRACT INC
34 FRANKLIN AVENUE
SUITE 223
BROOKLYN, NY 11205
718-442-7715
INFO@ADARLAND.COM

RETURN TO:

ADAR LAND & TREE ABSTRACT INC
34 FRANKLIN AVENUE
SUITE 223
BROOKLYN, NY 11205
718-442-7715
INFO@ADARLAND.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	12025	81	Entire Lot	119-52 INWOOD STREET
Property Type: DWELLING ONLY - 1 FAMILY				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES
GRANTOR/SELLER:

KRISHNA JAGROO
11952 INWOOD ST
JAMAICA, NY 11436-1530

GRANTEE/BUYER:

KRISHNA JAGROO
11952 INWOOD ST
JAMAICA, NY 11436-1530

☒ Additional Parties Listed on Continuation Page

FEES AND TAXES
Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 125.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**
CITY OF NEW YORK

Recorded/Filed 05-20-2020 16:17

City Register File No.(CRFN):

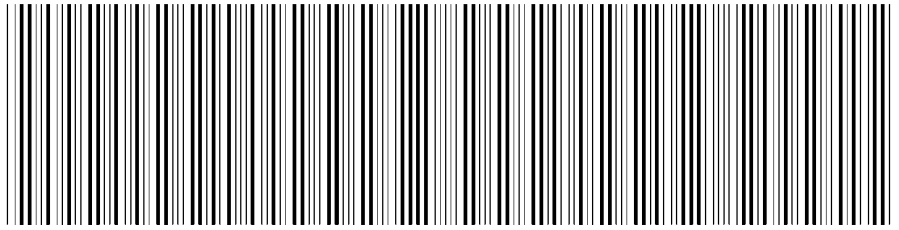
2020000152640



Annette McMill

City Register Official Signature

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**



2020052000730001001C7204

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 5

Document ID: 2020052000730001

Document Date: 05-19-2020

Preparation Date: 05-20-2020

Document Type: DEED

PARTIES

GRANTOR/SELLER:

INDRANI JAGROO
11952 INWOOD ST
JAMAICA, NY 11436-1530

— Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 19th day of May, in the year 2020

BETWEEN

Krishna Jagroo, residing at 119-52 Inwood Street, Jamaica, New York 11436,
and
Indrani Jagroo, his wife, residing at 119-52 Inwood Street, Jamaica, New York 11436,

party of the first part, and

Krishna Jagroo, residing at 119-52 Inwood Street, Jamaica, New York 11436

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Ten (\$10.00) dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors
and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being
in the

See Schedule "A" attached annexed hereto

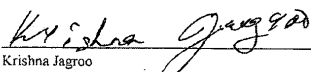
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads
abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and
rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the
party of the second part, the heirs or successors and assigns of the party of the second part forever.

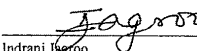
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said
premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will
receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied
first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the
improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it
read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


Krishna Jagroo


Indrani Jagroo

STEWART TITLE INSURANCE COMPANY

**SCHEDULE A
DESCRIPTION OF PREMISES**

Title No.: **GOL-09-1030-Q**

ALL that certain plot piece or parcel of land, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Inwood Street, distant 59.10 feet northerly from the corner formed by the intersection of the northerly side of 120th Avenue and the westerly side of Inwood Street;

RUNNING THENCE westerly at right angles to Inwood Street and part of the distance through a party wall, 100 feet;

THENCE northerly parallel with Inwood Street, 20 feet;

THENCE easterly again at right angles to the westerly side of Inwood Street and part of the distance through a party wall, 100 feet;

THENCE southerly along the westerly side of Inwood Street, 20 feet to the point or place of BEGINNING.

DESCRIPTION

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Kings, ss:

On the 19th day of May in the year 2020, before me, the undersigned, personally appeared Krishna Jagroo, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC

JOSEPH Y. BALISOK
Notary Public, State of New York
Reg. No. 02BA6225166
Qualified in Kings County
Commission Expires July 19, 2022

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness* to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number if any, thereof), that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Kings, ss:

On the 19th day of May in the year 2020, before me, the undersigned, personally appeared Indrani Jagroo, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC

JOSEPH Y. BALISOK
Notary Public, State of New York
Reg. No. 02BA6225166
Qualified in Kings County
Commission Expires July 19, 2022

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

State of , County of , ss:

On the day of in the year , before me, the undersigned personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the (add the city or political subdivision and the state or country or other place the acknowledgement was taken).

NOTARY PUBLIC

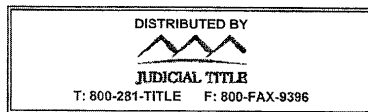
Bargain & Sale Deed With Covenants

Krishna Jagroo & Indrani Jagroo

TO

Krishna Jagroo

Title No.



COUNTY: Queens

TOWN/CITY: Jamaica

PROPERTY ADDRESS: 119-52 Inwood Street, Jamaica, NY 11436

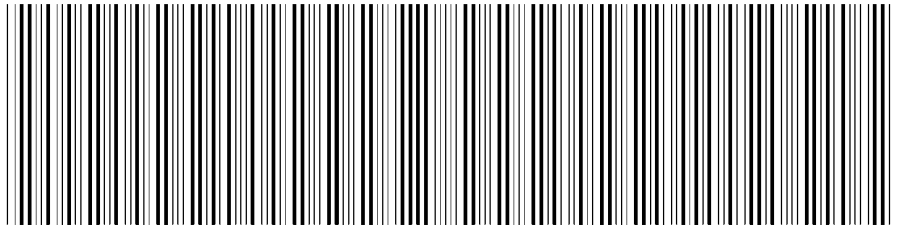
SECTION:

BLOCK: 12025

LOT: 81

RETURN BY MAIL TO:

Balisok & Kaufman, PLLC
251 Troy Avenue
Brooklyn, NY 11213

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2020052000730001001SBE05

SUPPORTING DOCUMENT COVER PAGE**PAGE 1 OF 1****Document ID: 2020052000730001**

Document Date: 05-19-2020

Preparation Date: 05-20-2020

Document Type: DEED

ASSOCIATED TAX FORM ID: 2020051900069**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

1
3
1



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: QUEENS BLOCK: 12025 LOT: 81
- (2) Property Address: 119-52 INWOOD STREET, QUEENS, NY 11436
- (3) Owner's Name: JAGROO, KRISHNA
- Additional Name:

Affirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:


Signature:

Krishna Jagroo

Date (mm/dd/yyyy)

5/19/2020

Name and Title of Person Signing for Owner, if applicable:

FOR CITY USE ONLY				REAL PROPERTY TRANSFER REPORT STATE OF NEW YORK STATE BOARD OF REAL PROPERTY SERVICES RP - 5217NYC																			
C1. County Code 		C2. Date Deed Recorded / / 		C3. Book 																			
OR C5. CRFN 		C4. Page 																					
PROPERTY INFORMATION																							
1. Property Location		119-52 INWOOD STREET		QUEENS 11436																			
2. Buyer Name		JAGROO		KRISHNA																			
3. Tax Billing Address		Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)																					
4. Indicate the number of Assessment Roll parcels transferred on the deed		1 # of Parcels OR <input type="checkbox"/> Part of a Parcel		4A. Planning Board Approval - N/A for NYC 4B. Agricultural District Notice - N/A for NYC Check the boxes below as they apply: 6. Ownership Type is Condominium <input type="checkbox"/> 7. New Construction on Vacant Land <input type="checkbox"/>																			
5. Deed Property Size		FRONT FEET X DEPTH OR ACRES																					
8. Seller Name		JAGROO		KRISHNA																			
		JAGROO		INDRANI																			
9. Check the box below which most accurately describes the use of the property at the time of sale:																							
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"><input checked="" type="checkbox"/> One Family Residential</td> <td style="width: 33%;"><input type="checkbox"/> Residential Vacant Land</td> <td style="width: 33%;"><input type="checkbox"/> Commercial</td> </tr> <tr> <td><input type="checkbox"/> 2 or 3 Family Residential</td> <td><input type="checkbox"/> Non-Residential Vacant Land</td> <td><input type="checkbox"/> Apartment</td> </tr> <tr> <td></td> <td></td> <td><input type="checkbox"/> Entertainment / Amusement</td> </tr> <tr> <td></td> <td></td> <td><input type="checkbox"/> Community Service</td> </tr> <tr> <td></td> <td></td> <td><input type="checkbox"/> Industrial</td> </tr> <tr> <td></td> <td></td> <td><input type="checkbox"/> Public Service</td> </tr> </table>						<input checked="" type="checkbox"/> One Family Residential	<input type="checkbox"/> Residential Vacant Land	<input type="checkbox"/> Commercial	<input type="checkbox"/> 2 or 3 Family Residential	<input type="checkbox"/> Non-Residential Vacant Land	<input type="checkbox"/> Apartment			<input type="checkbox"/> Entertainment / Amusement			<input type="checkbox"/> Community Service			<input type="checkbox"/> Industrial			<input type="checkbox"/> Public Service
<input checked="" type="checkbox"/> One Family Residential	<input type="checkbox"/> Residential Vacant Land	<input type="checkbox"/> Commercial																					
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		<input type="checkbox"/> Industrial																					
		<input type="checkbox"/> Public Service																					
SALE INFORMATION																							
10. Sale Contract Date		5 / 19 / 2020																					
11. Date of Sale / Transfer		5 / 16 / 2020																					
12. Full Sale Price \$		0																					
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.																							
13. Indicate the value of personal property included in the sale																							
14. Check one or more of these conditions as applicable to transfer:																							
<table style="width: 100%; border: none;"> <tr><td><input checked="" type="checkbox"/> Sale Between Relatives or Former Relatives</td></tr> <tr><td><input type="checkbox"/> Sale Between Related Companies or Partners in Business</td></tr> <tr><td><input type="checkbox"/> One of the Buyers is also a Seller</td></tr> <tr><td><input type="checkbox"/> Buyer or Seller is Government Agency or Lending Institution</td></tr> <tr><td><input type="checkbox"/> Deed Type not Warranty or Bargain and Sale (Specify Below)</td></tr> <tr><td><input type="checkbox"/> Sale of Fractional or Less than Fee Interest (Specify Below)</td></tr> <tr><td><input type="checkbox"/> Significant Change in Property Between Taxable Status and Sale Dates</td></tr> <tr><td><input type="checkbox"/> Sale of Business is Included in Sale Price</td></tr> <tr><td><input type="checkbox"/> Other Unusual Factors Affecting Sale Price (Specify Below)</td></tr> <tr><td><input type="checkbox"/> None</td></tr> </table>						<input checked="" type="checkbox"/> Sale Between Relatives or Former Relatives	<input type="checkbox"/> Sale Between Related Companies or Partners in Business	<input type="checkbox"/> One of the Buyers is also a Seller	<input type="checkbox"/> Buyer or Seller is Government Agency or Lending Institution	<input type="checkbox"/> Deed Type not Warranty or Bargain and Sale (Specify Below)	<input type="checkbox"/> Sale of Fractional or Less than Fee Interest (Specify Below)	<input type="checkbox"/> Significant Change in Property Between Taxable Status and Sale Dates	<input type="checkbox"/> Sale of Business is Included in Sale Price	<input type="checkbox"/> Other Unusual Factors Affecting Sale Price (Specify Below)	<input type="checkbox"/> None								
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<input type="checkbox"/> Other Unusual Factors Affecting Sale Price (Specify Below)																							
<input type="checkbox"/> None																							
ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill																							
15. Building Class		A, 5																					
16. Total Assessed Value (of all parcels in transfer)		1 9 3 8 0																					
17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))																							
QUEENS 12025 81																							

202005190006920101

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER BUYER SIGNATURE <u>Krishna Jagroo</u> DATE <u>5/19/22</u>		BUYER'S ATTORNEY LAST NAME _____ FIRST NAME _____	
STREET NUMBER <u>11952</u> STREET NAME (AFTER SALE) <u>INWOOD ST</u>		AREA CODE _____ TELEPHONE NUMBER _____	
CITY OR TOWN <u>JAMAICA</u> STATE <u>NY</u> ZIP CODE <u>11436-1530</u>		SELLER SELLER SIGNATURE <u>Krishna Jagroo</u> DATE <u>5/19/22</u>	

2020051900069201

Form RP-5217 NYC

ATTACHMENT

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYERS

_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
_____ Buyer Signature	_____ Date
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SELLERS

_____ Seller Signature	_____ Date
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_____ Seller Signature	_____ Date
_____ Seller Signature	_____ Date

2020051900069201

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York }
County of Kings } SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

119-52 INWOOD STREET

Street Address Unit/Apt.

QUEENS

Borough

New York,

12025

Block

81

Lot

(the "Premises");

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Krishna Jagar
Name of Grantor (Type or Print)

Krishna Jagar
Signature of Grantor

Krishna Jagar
Name of Grantee (Type or Print)

Krishna Jagar
Signature of Grantee

Sworn to before me

this 19th day of MAY 20 20

[Signature]

JOSEPH Y. BALISOK
Notary Public, State of New York
Reg. No. 02BA6225168
Qualified in Kings County
Commission Expires July 19, 2022

Sworn to before me

this 19th day of MAY 20 20

[Signature]

JOSEPH Y. BALISOK
Notary Public, State of New York
Reg. No. 02BA6225168
Qualified in Kings County
Commission Expires July 19, 2022

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

2020051900069101